PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

Karen Johnson Davidson County
Batch# 1156682 DEEDQC
07/11/2024 01:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240711-0052132

MAIL ALL TAX STATEMENTS TO:
RIVERSIDE1504 TRUST
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

PARCEL # 072 15 0 276.00

QUIT CLAIM DEED
TCA 67-4-409(a)(4)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Zero and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Jordan Francis and Elysia Francis, husband and wife**, do hereby quitclaim and convey unto, **Riverside1504 Trust, dated June 5, 2024, XSJG, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee**, its successors, and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee and described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Book 332, page 118, Register's Office for said County, and being part of Lot No. 19 on the Plan of M. P. Estes Subdivision of Lots Nos. 1, 2 and 4 to 9 inclusive and Parts of Lots 10-13 inclusive on the Map of Sharpe and Horn's Sixth Addition, as of record in Book 843, page 39, said Register's Office and described according to a survey by T. R. Sanford, dated October 9, 1964, as follows:

Beginning at a point on the Westerly margin of Riverside Drive, 100 feet north from the Northerly margin of McKennell Avenue, said point being 50 feet North from the Northeast corner of the property conveyed to A. C. Clifton and wife, by deed from Lillian C. Estes and husband, as of record in Book 785, page 580, said Register's Office; thence Westerly and parallel with Clifton's Northerly line, 167.8 feet to a point; thence Northerly 43.5 feet more or less to a point in an old fence line; thence Eastwardly along said fence and along the same, extended 183 feet to a point in the West margin of Riverside Drive; thence with the margin of the same, Southwardly 50 feet to the point of beginning.

Being the same property conveyed to Jordan Francis and Elysia Francis from Leta Riemenschneider by Warranty Deed dated July 24, 2017, recorded on August 1, 2017 as Instrument Number 20170801-0078130 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1504 Riverside Drive, Nashville, Tennessee 37206

IN TESTIMONY WHEREOF I have hereunto set my hand this 27th day of JUNE, 2024

Jordan Francis

Elysia Francis

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
)ss.
County of Orange)

On 06/27/2024 before me, D. Patel, notary public, personally appeared, Jordan Francis and Elysia Francis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. PATEL
Notary Public - California
Orange County
Commission # 2480604
My Comm. Expires Jan 30, 2028

Signature _____ (Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Jordan Francis, Affiant

Elysia Francis, Affiant

Acknowledgement

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County of Orange)

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WITNESS my hand and official seal.

D. PATEL
Notary Public - California
Orange County
Commission # 2480604
My Comm. Expires Jan 30, 2028

Signature _____ (Seal)

The following information is not a part of this Deed:

Property Address:	**1504 Riverside Drive** **Nashville, Tennessee 37206**
Owner's Name and Address:	**Riverside1504 Trust** **3225 Mcleod Drive, Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**072 15 0 276.00**
Mail Tax Bills to:	**Riverside1504 Trust** **3225 Mcleod Drive, Suite 777** **Las Vegas, Nevada 89121**

Tennessee Certification of Electronic Document

I, Clint Coons, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/27/2024 (date of document).

Affiant Signature

7/10/2024
Date

State of Washington

County of Pierce

Sworn to and subscribed before me this 10th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/6/2027

NOTARY'S SEAL

